

MINUTES OF THE REGULAR MEETING MISSION VALLEY PLANNING GROUP

July 1, 2026

Mission Valley Library 2123 Fenton Parkway
<https://www.missionvalleyplanninggroup.com/>

Members Present for Quorum:

Juan Arriaga, Julia Cousins, David Doyle, Richard Erth, Alan Grant, Rob Hutsel, Stephen Leonetti, Mark Radelow, Colton Speas, Ryley Webb

Additional Members Present:

Members Absent: Jim Black, Sara Isgur, Chris Lane, Kathy McSherry, Jaclyn Shor, Melissa Stern, Joseph Tinglof, Kara Vermeulen, Josh Weiselberg

City / Government Staff: See sign in sheet

Guests: See sign-in sheet

ITEM #1. Opening

a. Call to Order

Steve called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:04 pm

Quorum Verified:

- 10 members in attendance

b. Opening Remarks/Introductions/Report of the Chair

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ITEM #2. Approval of the May 6, 2026, Meeting Minutes

Motion: Approve the minutes of the **May 6, 2026**, Regular Meeting was made by Webb, seconded by Grant and approved 9 / 0 with 1 abstention

For: Cousins, Doyle, Erth, Grant, Hutsel, Leonetti, Radelow, Webb

Against: none

Abstain: Arriaga

ITEM #3. Non-Agenda Public Comment (within the jurisdiction of the MVPG, but not on the agenda)

Rob Hutsel – 25th Anniversary September Fundraiser party looking for sponsors

Monica MS June 25 supervisor meeting budget approved, facilities and maintenance districts approved, board approved 1M payment for SD food bank in additional funding, adopted new housing ordinance for affordable housing throughout the county.

Becky Rapp - Transferring of pot shop retail permits in rancho Bernardo. There is a company that has purchased 12 permits under the DBA of "cake house", 1 one which is in Mission Valley and asked if the board is made aware.

ITEM #4. **Officer Reports**

Treasurer's Report – Ryley Webb: Bank balance \$1,344.14

ITEM #5. **Committee Reports**

Membership Committee David Doyle

Design Advisory Board Richard Erth

Public Health, Safety and Welfare Rob Hutsel - Met last month, not meeting in July, will meet in August. Rob report on Judah, arrest made in the river bed yesterday and the ongoing need to lift people out of the river bed. He was arrested and in jail for 17 years and was early released.

Community Planning Chairs Stephen Leonetti

INFORMATION ITEMS (1)

ITEM #6 **PROJECT NUMBER: PRJ-1157943**

Location: 2635 Camino Del Rio South; Description: (Process 4) Tentative Map to convert 21 commercial units to commercial condominium units. The 1.12 acre site is in the CO-2-2 Base Zone within the Mission Valley Community Plan Area. Council District 3.

ACTION ITEMS (1)

ITEM #7 **PROJECT NUMBER: PRJ-1155141**

Location: 1550 Hotel Circle North, Description: (Process 2) Neighborhood Development Permit for the demolition of an existing four-story commercial building and the construction of a new five-story, 214,941-square-foot multi-dwelling residential development containing 219 dwelling units (including 22 affordable units) and 258 parking spaces, along with associated site improvements, located at 1550 Hotel Circle North. The 2.88-acre site is in the RMX-1 Base Zone within the Mission Valley Community Plan Area. Council District 3. https://dsdfiles.sandiego.gov/PDRx/PRJ-1155141_SiteDevelopmentPlans.pdf

Q: What is the parking ratio?

A: A 1 per bedroom, studio and 1b= 1 spot, 2b= 2 spot.

Q: does that include covered and uncovered?

A: yes

Q: What will be the design strategy to embrace the park that will be the largest park behind the courtyard?

A: The design was built to open the courtyard to open the building to the park. There isn't a requirement to tie the courtyard or the development into the park, they hope there is an opportunity to in the future. Rebuttal, Rob hopes they revisit to embrace better embracing connecting to the future park, including ADA path of travel.

Q: How big is the grade?

A: A foot and a half. They have to study the path of travel and the retaining wall is on the golf course side.

Q: will there be a fence around the property?

A: Yes. The site grade will be raised in height to bring the building back from the highway. The site is 2.98 acres and is a current commercial building.

Rob – The spirit of the design not facing the river park does not meet the master plan for Mission Valley and he cannot support the plan. The design should not have access to the parking, fire lane, etc. facing the park. The design needs to find a way to make a connection to the park, and not from the residence side but from the park facing to the development and including a pedestrian access to the development.

Motion: Radelow to approve with a recommendation to make a pedestrian connection to the future park.

Discussion: Juan we should not make a motion that we should not make a motion without it being reviewed by DAB.

Motion: Webb to approve with a recommendation to consider an AMMR to change to fire lane to gravel to amenities the area facing the river park side of the building.

Second: Radelow.

Discussion: Hutsel thinks the project needs additional time to review the comments made in the meeting today. It would be good to understand the number of parking spots underground vs in the lots and the landscaping. The surface lots are shielded from landscaping, there will be some minimal landscaping on the park side at the edges. The development is over 300 feet away from the river walk so they do not need to tie into the river walk.

For: Radelow, Webb, Leonetti

Against: Grant, Erth, Cousins, Hutsel, Arriaga

Abstain: Doyle

Motion: Arriaga submit plan to DAB for review and reappear

Second: Hutsel

For: Grant, Erth, Cousins, Hutsel, Arriaga, Doyle

Against: Radlowe, Webb, Leonetti

Abstain: None

ITEM #9: FINAL WORDS FROM MVPG MEMBERS

ITEM #10: Adjournment

Meeting was adjourned at 12:54 pm

Next Regular Meeting Date – **Wednesday August 5, 2026**, at 12:00 pm at the Mission Valley Library.

Office

Mayor's Office

City Planner

Council 3 (Stephen Whitburn)

Name

Randy Reyes

Megan
Covarrubias

Logan Braydis

Phone

(619) 890-9986

(619)-236-6009

Email

RandyReyes@sandiego.gov

MECovarrubia@sandiego.gov

LBraydis@sandiego.gov

Council 7 (Raul Campillo)	Miles Noel	(619) 236-7716	MNoel@sandiego.gov
Council 9 (Sean Elo-Rivera)	Jefferey Nguyen	(619) 533-4774	JeffereyN@sandiego.gov
District 4 (Monica Montgomery Steppe)	Joshua Dunn	(858) 325-7178	Joshua.dunn@sdcounty.ca.gov
District 39 (Akilah Weber Pierson)	Jesse A. Brown	(619) 688-6700	Jesse.brown@sen.ca.gov
District 78 (Chris Ward)	Michael Bravo	(619) 280-7801	Michael.brafo@asm.ca.gov
SDSU – Strategic Communications & Public Affairs Office of the President	Diana Lara		dlara3@sdsu.edu